



## 765 RAINIER BLVD N WRITTEN NARRATIVE

December 16th, 2015

The development of parcels 765 and 785 Rainier Blvd N is intended to be an urban infill, medium scale multifamily apartments. The site is located in the Mixed Use Residential zone. The intent of the zone “is to create a small to medium scale residential neighborhood.” (Table 4.2 - Central Issaquah Development and Design Standards [CIDDS]) The area is continually urbanizing with more concentrated forms of growth being developed as the demand for new residences increases. The proposed project seeks to meet the planning intent of this district, while respecting the low rise neighbors within close proximity to the site.

The site is a combination of two existing parcels (8843900080 & 8843900090) that are situated mid-block on Rainier Blvd N. This street has been designated a Shared Use Street as part of the “Green Necklace (CIDDS Figure 7B) In line with the intent of the shared use route, the building is situated close to the sidewalk to activate the streetscape. An existing landscape buffer between the sidewalk and property line will be improved and planted to contribute to the “green necklace” The streetscape is further activated by walk-up units with patios at ground level. The building’s amenity and lobby area are also at ground level and will be visually connected to the street.

This pedestrian focused orientation of the ground floor is made possible by providing underground and above ground parking all within the building structure. The elimination of parking on the site allows for better use of the open area remaining. This open area will be planted with native species and accommodate a small outdoor patio located at street level.

The ample open area and landscaping is achieved, all while maintaining continuous street frontage. In addition to the walkup units, the main building entrance and lobby are situated in close proximity to the sidewalk. Through weather protection, lighting and signage- the transparent volume of the primary entrance will be clear to pedestrians and drivers. Architecturally, these elements are situated within a strong architectural base clad in metal panels. The ground base has a height of 16 feet, providing the lobby and walk-up units with ample height. The three upper residential floors are set back from the first. The setback, with the addition of a strong articulated roofline, provides a nicely proportioned base-middle-top. The façade of the upper floors are broken up into three distinct volumes, providing articulation to the 175 foot elevation.

765 Rainier Blvd N takes an urban approach, positioning itself with a strong relationship to the street. As part of the green necklace, the site will be heavily planted and provide additional tree canopy area to the shared use street it is on. By following and at times exceeding the intent of the Central Issaquah Design Standards - the project contributes to a more livable, walkable and green city.

These statements are an account of the design intent to the best of my knowledge. Please contact me if any questions arise or any discrepancies are observed.

Alexander Thomson  
Architectural Designer & Strategy Analyst  
B+H Architects